

An  
Bord  
Pleanála

**Board Direction**  
**BD-017620-24**  
**ABP-317728-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

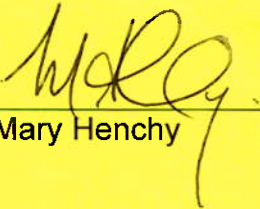
### **Reasons and Considerations**

1. It is an objective of the Meath County Development Plan 2021-2027 to require all applications for agricultural buildings to comply with (DM OBJ 62) particularly the following text 'In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan for the farm holding supported by Teagasc'. The proposed development by reason of the absence of a sufficient agricultural justification for the development, its location accessed off a local route, and its design, would materially contravene this objective of the Development Plan, would establish an undesirable future precedent, and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the development and the entrance that is onto a narrow local road where the applicant has failed to demonstrate adequate sightlines, the Board is not satisfied, that the access is in compliance with TII Document DN-GEO-03031. The proposed development would therefore be

contrary to the proper planning and sustainable development of the area as it would endanger public safety by reason of a traffic hazard.

Note : The Board considered that the Inspector's recommendation included reasons for refusal that related to matters that are outside the subject of this appeal and therefore not appropriate for inclusion in this decision, these may be matters for the Planning Authority.

**Board Member**

  
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Mary Henchy

**Date:** 26/09/2024